153.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,300 / 901,300
					USE VALUE:	901,300 / 901,300
					ASSESSED:	901,300 / 901,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BYRNE MARY L
Owner 2:	
Owner 3:	
Street 1:	31 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Vinyl Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	435,700	9,600	456,000	901,300
Total Card	0.115	435,700	9,600	456,000	901,300
Total Parcel	0.115	435,700	9,600	456,000	901,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.08 | /Parcel: 403.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	435,800	9600	5,000.	456,000	901,400	901,400	Year End Roll	12/18/2019
2019	101	FV	360,100	10000	5,000.	427,500	797,600	797,600	Year End Roll	1/3/2019
2018	101	FV	332,800	10000	5,000.	353,400	696,200	696,200	Year End Roll	12/20/2017
2017	101	FV	332,800	10000	5,000.	324,900	667,700	667,700	Year End Roll	1/3/2017
2016	101	FV	332,800	10000	5,000.	296,400	639,200	639,200	Year End	1/4/2016
2015	101	FV	319,200	10300	5,000.	290,700	620,200	620,200	Year End Roll	12/11/2014
2014	101	FV	319,200	10300	5,000.	270,200	599,700	599,700	Year End Roll	12/16/2013
2013	101	FV	319,200	10300	5,000.	257,100	586,600	586,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15529-190		4/1/1984		90,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2009	588	Manual	5,700					
7/30/1996	345		10,000					INGROUND POOL 15X3
7/25/1996	340	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Info At Door	HS	Hanne S
1/12/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

101927

GIS Ref

GIS Ref

Insp Date

07/27/18

!12033!

PRINT

Date	Time
12/11/20	02:09:12

LAST REV

Date	Time
08/20/18	14:08:20

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16570449
Const Adj.:	0.99138588
Adj $ / SQ:	144.458
Other Features:	86500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535303
Depreciation:	99566
Depreciated Total:	435737

COMMENTS

EST BACK OF HSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

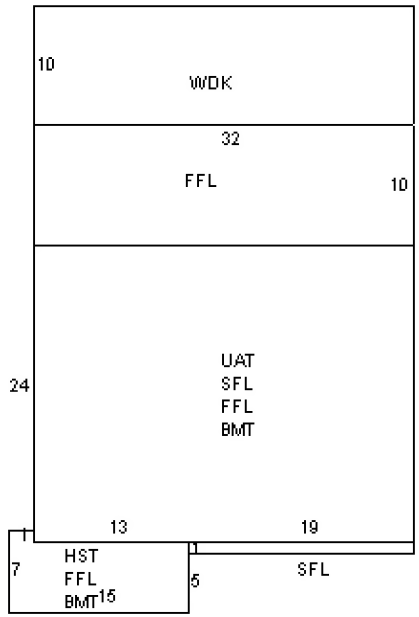
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.79
Special Features:	0	Val/Su Net:	126.36
Final Total:	435700	Val/Su SzAd	213.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,212	144.460	175,083
BMT	Basement	892	43.340	38,657
SFL	Second Floor	778	144.460	112,395
WDK	Deck	320	9.050	2,895
UAT	Upper Attic	200	101.120	20,224
HST	Half Story	46	144.460	6,645

Net Sketched Area:	3,448			Total:	355,899
Size Ad	2036.05	Gross Are	4135	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	20X40	A	AV	1985	16.44	T	27.2	101			9,600			9,600

More:	N	Total Yard Items:	9,600	Total Special Featues:		Total:	9,600